

MINUTES
INLAND WETLANDS AND WATERCOURSES COMMISSION
MARCH 10, 2010

MEMBERS PRESENT: Richard Girouard, Chairman
John Lauria
David Lucas
Richard Deecken
Lars Jorgensen
Carmine DeFeo
Kevin Chamberlain, Alternate (not voting)
Frank Marcus, Alternate (voting)

ALSO PRESENT: Stephen Savarese, PE, LS Town Engineer

The Chairman convened the meeting at 7:45 p.m.
Kevin Chamberlain led the Commission in the Pledge of Allegiance.
John Lauria read the public hearing notice.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Inland Wetlands and Watercourses Commission of the Town of Trumbull will hold a Public Hearing on Wednesday, March 10, 2010, at 7:30 p.m. in the Trumbull Town Hall Courtroom, 5866 Main Street, Trumbull, Connecticut, on the following application:

Application 10-03 City of Bridgeport. Permit approval to construct Multi-Magnet High School, in a regulated area at Trumbull Road Rear (Map H11/16).

A copy of the application and maps are on file for public inspection in the Town Engineer's Office, Town Hall, Trumbull, Connecticut.

Dated at Trumbull, Connecticut this 23rd day of February, 2010.
Richard H. Girouard, Sr., Chairman
Inland Wetlands and Watercourses Commission of the Town of Trumbull

Public Hearing.

The Chairman opened the public hearing at 7:48 p.m.

Application 10-03 – City of Bridgeport. Permit approval to construct Multi-Magnet High School, in a regulated area at Trumbull Road Rear (Map H11/16). Stephen Studer of Berchem, Moses & Devlin, 75 Broad Street, Milford was present for the applicant. He confirmed certificates of mailing were previously submitted and received by the inland wetlands' office. The City of Bridgeport is proposing to acquire 35 acres from the State of Connecticut for the construction of a regional multi-magnet high school. The site is a portion of Fairchild Wheeler Memorial Park. Bridgeport is acquiring approximately 32 acres to the west of Route 25 and the portion of the site to the north will be retained as parkland by the State but will be maintained by the City of Bridgeport. Another 2.89 acres will be acquired to be used for the construction of a new access way from Quarry Road. There will be access to the school from Old Town Road and Quarry Road.

**MINUTES
INLAND WETLANDS AND WATERCOURSES COMMISSION
MARCH 10, 2010**

The site is bordered by residential uses to the north, west and south and by commercial and industrial uses to the east. Currently there is no parking or car access to the park. The applicant is proposing parking on Old Town Road, clean up the school and park areas, and improve the existing trails. Attorney Studer gave a brief history of the site and the Fairchild Wheeler donors and heirs.

The school will be a state of the art facility and will consist of three interconnected schools or magnets. The curricula will consist of information technology, physical sciences, math and aerospace, biology and geological studies. The school will have ties to Beardsley Zoo, Sacred Heart University, The Discovery Museum and area employers like Sikorsky Aircraft, General Electric and Helicopter Support Services. The site was picked for its proximity to its educational partners and Beardsley Park, ease of access and reasonable busing times via Routes 25 and 15 for students from other towns.

The building is environmentally friendly and qualifying for lead gold certificate. It will use wind turbines and generate much of its own electricity and will also have green roofs and rain gardens. This environmentally friendly green building will consume fewer resources, use more environmental materials and have a less disruptive site plan.

Most of the onsite wetlands will be preserved except for a small isolated wetland and there will be no overall loss of wetland functions and values.

Mayor of Bridgeport, Bill Finch was present and addressed the Commission. He stated he has been involved with this project since he was a State Senator and this will be a gold standard school. This is the largest project the State has ever funded and it will be the greenest school building in the State. The footprint is very small with parking built into the side of the hill. He also said the academic concentrations in the three wings directly tie into jobs and train children for the future. He believes regionalization for schools is important and Trumbull will receive 100 seats in the school. He urges approval for this project and he gave his commitment that they will work to mitigate any environmental impact.

Mayor Finch explained why a brown field site could not be used. He was asked about alternate sites and who would be responsible for the upkeep of the City parcel would it be Board of Ed or Parks Department? He indicated it would be a combination of both. There will be nature trails and both the curriculum of the school and the City's Parks Department will have access to this area. He said at meetings with the First Selectman and the Chief of Police questions were raised regarding fire and police and he said they are all requirements of the City of Bridgeport and the Board of Education.

Mr. Studer stated they looked at 10 to 12 sites and it was tough to find a site that met all the criteria proposed by the State Board of Education. They needed a site that has proximity to Beardsley Zoo and is assessable to partnering communities throughout the region. The other sites were not feasible.

Claire Gold, 65 East Common Road, Easton, former superintendent in Westport and is on Easton's Board of Finance. She is working very closely with all involved with this project. She is dedicated to bringing high quality education to children. She has been involved in district Six to Six Magnet School and other district arts programs. They have been working on this for over five years with Sacred Heart, Discovery Museum, Beardsley Park, General Electric and the Boards of Ed from Bridgeport, Trumbull, Easton, Redding, Milford, Monroe, Shelton, Stratford, and Fairfield. It will be three schools with 500 students each. They wanted to do a green school that was scientific and compatible with the environment. This project broadens the public school choice for Trumbull students. For every Trumbull student who attends the magnet school Trumbull

**MINUTES
INLAND WETLANDS AND WATERCOURSES COMMISSION
MARCH 10, 2010**

will save the per pupil cost. The magnet high school will be a significant asset to the community, brings a valuable resource to the area, is an outstanding example of regional partnership and will be an enriching and special place for children and the community.

Attorney Studer introduced three experts: Bruce Kellogg, architect from JCJ; Graham Curtis, professional engineer from DTC in Hamden and George Logan, soil scientist and professional wetland scientist from REMO Ecological Services in Manchester who will speak to the impact on the inland wetlands on the property. Mr. Studer reiterated the reasons why the area on the site was chosen. He also gave some history regarding DEP's roll and involvement in this project.

Bruce Kellogg, JCJ Architecture. He explained and highlighted lead gold requirements from US Building Counsel Organization which deals with site development.

Some topics he bulleted are:

- avoid encroachment on existing wildlife habitat including wetlands;
- minimize building footprint to maximize undisturbed site;
- transportation infrastructure;
- access to bike and walking paths;
- stormwater runoff control, quality and quantity;
- erosion/sedimentation;
- native and non-evasive plantings;
- heat island affect – reduced impervious areas;
- provide shade of paved areas;
- incorporate learning opportunities.

He reviewed the display boards and explained building elevations, design, magnet wings, floors/levels, wind turbines, parking and other areas of the project.

He gave some detail about the green features and how they tried to work the building into the site.

Questions and discussions took place regarding power generation, green roof, PV roof system, and solar panels. Mr. Kellogg stated probably 20 to 25 percent of the power will come from a green source and he described the green roof system as being self sustaining plants with no required maintenance.

Graham Curtis, professional engineer with DTC is the registered engineer on this project. He went over the site and pointed out areas on the site including bus areas, parking areas, traffic circulation, wetland areas, landscape design, rainwater reuse system. He stated the rainwater reuse system collects roof rainwater and reuses it to flush the toilets and this provides almost a 50 percent reduction in the water use for the building from the sewers.

He also described the different sections of the building and the utilities to the site. Mr. Curtis stated the City agreed to extend the water main all the way through to Old Town Road to strengthen the system, pressure and flow in both directions. Sewer system is existing and there is extensive sewer system on the site. He also went over grading, cuts, filling, soil testing, rock removal and processing, and reuse of fill and rock on the site. Discrepancies in soil removal amounts were discussed.

Quarry Road will be the primary entrance for construction equipment. The time frame from start to finish is about 18 months. Questions were also asked regarding construction phasing.

**MINUTES
INLAND WETLANDS AND WATERCOURSES COMMISSION
MARCH 10, 2010**

Ray Wiley of O&G briefly explained limits of disturbance and answered questions regarding tree cutting and removal.

Mr. Curtis went over the stormwater management plan and design which included water quality detention basins, headwalls, discharges, retention, bio-swales, rain gardens, and infiltration. He also gave a brief alternatives' analysis which included different building types and wetland impacts. He stated the option that was chosen was the most expensive but had the least impact to the overall park site and stayed away from significant wetlands.

Claire Gold answered questions regarding the size of the school, parking, sports and activities. There will be intramural sports and gymnasium sports, but there will be no football or other interscholastic sports and no fields will be built. Those types of sports will be within the students' school districts. This is a host magnet school and is very academically oriented. Bridgeport will run the school and there will be a Board made up of representatives from the participating districts and from the corporate community.

Mr. Curtis described the drains, oil water separators and pump up system for the parking garage. Questions were posed regarding the location of the new road and site cleanup. Mr. Curtis and Mr. Wiley stated clean up of the entire site is part of their contract to purchase with the State. Attorney Studer stated for the record that clean up of the entire site could be made a condition of approval. The condition of the fence between the highway and the site on the DEP property was addressed.

Questions regarding the maintenance of the green roof and turbines were raised. Iris Molina, 5 Arden Road, Trumbull stated she works for the City of Bridgeport and believes Mayor Finch would not allow cuts, now or in the future, to affect this school project.

The Chairman called a recess at 9:30 p.m.
The Chairman reconvened the meeting at 9:45 p.m.

George Logan, REMA Ecological Services, 164 East Center Street, Manchester, Connecticut a soil scientist and professional wetland scientist was present for the applicant. He has a masters' degree in natural resources science with concentrations in conservation, biology, and wildlife management and he holds four professional certifications and has been consulting since 1988.

For the record he submitted his Presentation Outline, Sigrun Gadwa's letter dated March 10, 2010 to Bruce Kellogg of JCJ Architecture, and his Mitigation Plan for Creation and Restoration of Wetland and Upland Habitat.

He stated the State owns 73 acres and the proposed overall site is 34.89 acres which consists of 32 acres on one side and 2.89 on the other side of the highway. There are about 8.52 acres of wetlands on the total entire site with 1.26 acres on this site. The wetlands assessment is included in his Presentation Outline and was previously submitted with the application. The wetland delineations were initially done by Soil Science & Environmental Services, Inc., verified and supplemented by REMA.

He stated that the initial wetland delineation was done by Tom Pietras of Soil Science & Environmental Services. Mr. Logan and Sigrun Gadwa from his office verified the accuracy of the delineations and did additional delineations in other areas on the site. He submitted for the record and highlighted a letter from Sigrun N. Gadwa dated March 10, 2010 regarding additional soil testing she performed.

**MINUTES
INLAND WETLANDS AND WATERCOURSES COMMISSION
MARCH 10, 2010**

Mr. Logan stated the wetlands are predominately forested and he reviewed each wetland area on the site. The wetlands located on-site are 1, 2, 3, 4, and 5 and off-site are wetlands 6A, 6B, & 7A and 7B. The site wetlands are predominately dominated by red maple, spicebush and skunk cabbage. Wetlands 2 and 4 are small isolated and don't offer significant functions and values and the remaining wetlands are contiguous or hydrologically interconnected.

He also went over wetland functions and quality for both on-site and off-site wetlands.

The school is located here because of a site feasibility analysis. The location relates to wetlands and to a larger ecological perspective. The area by the highway already has high disturbance and evasive species and he explained the reasons for using that area. There will be both direct and indirect impacts on the wetlands and one small wetland will be filled. Mr. Logan stated there will be about 4.46 acres of upland review disturbance and he highlighted the areas. He highlighted the State's stormwater guidelines and how they are being followed regarding impervious surfaces, size and criteria, water quality volume, best management practices, basins and rain gardens, and hydrodynamic separators. He explained total suspended solids and how they are treating them and he stated they are removing more than ninety percent of them.

Mr. Logan also explained bio-filtration swales, multi-stage filters, underground detention, vertical filters, rain gardens, and infiltration and he believes they have met the intent and guidelines of the Connecticut DEP's Stormwater Quality Manual.

He discussed wetland function and values. He stated he looked at wildlife habitat potential, kinds of activities that are proposed, amounts of traffic through the areas and his assessment is there will be no change overall. He said wildlife diversity on the site will remain the same or be enhanced.

Mr. Logan highlighted the following wetland functions and values that will change or increase: wetland habitats will be enhanced; creating wetlands and the design of the water quality basins will have wet bottoms or wetlands; additional wetland habitat types will be created; wildlife diversity; education functions will increase; flood control potential of wetlands will be unchanged; nutrient attenuation and sediment trapping will increase; and water based recreation function will be enhanced.

He believes the erosion and sedimentation control plan are more than adequate.

They are taking out about 4500 square feet of wetland number 2. Mr. Logan talked about mitigation and areas they looked at for mitigation. He stated his view for mitigation is they minimized impacts for just taking a small wetland by preserving all the other wetlands and their functions. They will provide wetland mitigation if the Commission requires it. He said the site is forested and he raised the question of whether or not mitigation is needed based on about 30,000 square feet of wetland habitat is being created as part of the water quality basins and the fact that taking out one small wetland is not really impacting the overall functions and values. He stated the wetland application and plans do have mitigation, but the Commission can make the decision whether they like it or not or whether or not it is necessary. Mr. Logan answered questions and discussions took place regarding on-site, off-site and other areas for mitigation.

Mr. Logan also stated this is the preferred alternative because it balances and minimizes impacts to both the wetlands and the ecological community. In conclusion, he believes the long-term direct and indirect impacts to wetland and watercourses functions and values will be minimal; this is the feasible and prudent alternative; the substantially functioning wetlands and watercourses will continue to function under existing conditions; and no significant adverse impact is expected.

**MINUTES
INLAND WETLANDS AND WATERCOURSES COMMISSION
MARCH 10, 2010**

The Commission addressed questions and observations to Mr. Logan. Some topics discussed were flagging of wetlands, protection of wetlands, silt fence, coordination of site work, limit of disturbance, perimeter fencing, and erosion control.

Graham Curtis commented on the erosion control plan and tree line. He stated they will mark trees to be saved and that every attempt will be made to save them. He explained the shaded areas on the plans regarding wetlands 3 and 4. Questions were asked regarding maintenance plans for maintaining the separators and the replanting of the screen area from the road. Mr. Logan said best management practices all require maintenance and they will provide specific plans.

Ray Wiley from O&G replied to questions regarding pesticides, herbicides and fertilizers.

The Chairman asked if anyone from the public wished to speak.

Alan Zaglauer, 1470 Sylvan Avenue. Pointed out his house on the site diagram and said he walks to the park everyday. He would rather not see it and he has concerns about drainage. There is no drainage now and the water comes down Sylvan Avenue to the wetlands by his house. He questioned how it will affect wetlands if it gets built. He said the wetland area came back pretty good after the area was disturbed for sewers in 1989 or 1990.

Tony D'Aquila, 29 Valleyview Road. This is something positive for education but there are concerns for long term management, maintenance and budget. He wants to know what the wetland maintenance will be and if there is sufficient funds for this maintenance. Also had questions regarding DEP's property and would like to see the State deed the property to Trumbull.

Motion made (Lauria) seconded (Marcus) to CONTINUE the public hearing on Application 10-03 (City of Bridgeport) to the next regularly scheduled meeting of April 6, 2010. Discussion. All in favor – MOTION CARRIED UNANIMOUSLY.

Attorney Studer and Chairman Girouard briefly discussed consultants.

There being no objections the Chairman moved to adjourn the meeting at 11:15 p.m. No discussion.

Submitted by,
Joyce Augustinsky
Clerk of the Commission